

# How do **YOU** **shape** **FUTURE** of North Columbia?

There's a lot of talk going on about the future of North Columbia. What will it be like? Will there be more homes? More shops? Wider roads? New restaurants? More entertainment? Who's going to decide how our community will grow?

**You** have a lot at stake in the future growth of Eau Claire and North Columbia. So why leave the decisions about **Your Future** in someone else's hands?

**Join your neighbors** at one of four group sessions this month, and share your vision for North Columbia.

**Tuesday, July 19 from 6:00 - 10:00 P.M.**

**Thursday, July 21 from 6:00 - 10:00 P.M.**

**Sunday, July 24 from 4:00 - 8:00 P.M.**

**Monday, July 25 from 6:00 - 10:00 P.M.**

Sessions will be held in the conference room of the Eau Claire Town Hall, Main Street at Monticello Road (under the clock tower). Supper will be served.

To register, call Iva Mouzon at 691-4769.

Sponsored by F.A. Johnson Consulting Group, Inc. and the Eau Claire Community of Shalom

## Visioning Session Results

### How do you see the future of North Columbia?

In addition to the Take-Part Workshops, additional visioning sessions were conducted by Maire Dugan to increase the amount of community involvement. “Several major themes have emerged already in the envisioning sessions. Among them are:”

#### Appearance of Community

Participants who included this issue seemed to think that the appearance of new building should be in accord with existing architecture and materials, maintaining a diversity of traditional styles. There was also a concern for additional landscaping, and that diversity should be maintained. One participant specified that lower income housing should be distributed throughout the community rather than relegated to specific areas. His main concern was avoiding labeling people, but there are appearance implications.

#### Public Health

There were significant interests regarding public health expressed, particularly, interestingly enough, among the youngest participants. Specific ideas were the development of walking and bike trails, having a gym/health/wellness center in the community, and having a public swimming pool. Also mentioned was having a health food store among the new businesses to locate here.

### Commercial Enterprises

The need for additional commercial enterprises was widely supported by participants. Primary attention was paid to restaurants (both national chains and local) and food stores, with an emphasis on being able to walk to grocery stores and not having to leave the community for fine dining. Beyond this, the need for a shopping center, for clothes stores, for specialty food stores and other types of enterprises was identified. Some of the participants were also concerned about getting retail business to locate in Eau Claire/North Columbia and identified the need for low-interest business loans in order to help local people establish new businesses here.

### Senior Friendliness

Many participants were concerned that there be more activities for seniors and more attention to their needs as the community grows and develops in new ways. Gathering places for seniors were high on the list, with a range of activities provided to encourage health and well-being. Senior day care centers which could provide lunches and assure correct dosages of medicine were mentioned. Educational offerings were highlighted; one specified was to help seniors learn strategies for maintaining their assets, avoiding predatory lenders or manipulators. Participants wanted services located in walking distance of seniors, and transportation provided where this is not possible.

### Youth Friendly

Young people should not have to leave the community or hang around together in parking lots because there is no place to gather in the community to do things focused on youth. One young participant shared a description of a place she was at in Florida, with a café, computer games, and other entertainment for young people. That was met with support from her peers. Youth also expressed the need for fine dining, movies, and called attention to the fact that Eau Claire/North Columbia is halfway between the Northeast and the Dutch Forks areas and should be a place which would attract youth from around the city to support local businesses. Youth also stressed family friendly atmospheres as a positive for their age group

### Participant Responses

The following are participant responses collected from the additional visioning sessions conducted by Maire Dugan.

#### Participant #1, Age 18

#### Goal Statement:

- sidewalks
- bike lines
- house keep-up
- shops

- fine dining
- family fun

Why? Now most of the time people enjoy walking to different shops and to school so we should create more sidewalks. Not only do they enjoy walking but bike riding also, so there should be bike lines. A lot of people love this area because of old historic feeling and look. Provide a club or group of young people to help. Shops to draw people to the area. Places to sit down and eat like a nice jazz club. A place where family could go have fun, like a café with games.

### Indicators

How would people know changes have been made? People would know by the way people go about spreading the good news. Also many other people would join in the fun. New faces, different places and the overall look of Eau Claire.

### Consequences

What might people not like? Maybe it might be too many people, and would not like outsiders getting involved. Too much money to keep it up in order for us to use it.

### Futures History

2015	Everybody knows
2013	Finishing touches
2008	Taking action
2009	Pros and cons made
2005	The problem is addresses
2005	Letting the problem be known

## Participant #2, Age 19

### Goal Statement

Make the community more healthy – all aspects: mental, physical, and social health – through health clubs and gyms which will enable the community to stay lean and fit.

### Indicators

- When someone walks up to me and tells me how the gym has changed their life.
- When the statistics in the community of overall better health is higher.
- People in the gym working hard.

### Consequences

- If one or more aspects of health is not reached.....
- Adults and youth together
- People in the community in better overall shape

### Futures History

2020	Goal achieved
2018	Groundbreaking for gym
2018	Bought land
2009	\$500,000 state grant
2006	Joint partnership between myself and perhaps Gold's Gym
2005	The dream

## Participant #3, Age 19

### Goal Statement

#### *Community:*

- Signature style streets, stoplights, signs, building and homes (texture, architecture)
- Gives residents a sense of home like no other
- Lets visitors remember this area when leave and also gives a comfortable feeling
- When in the community, you know it is Eau Claire

#### *Neighborhood:*

- Nearside businesses such as banks, restaurants, clothing stores, grocery stores, etc. (24/7 operation)
- Gives access to people without transportation to stores that tend to their personal needs and wants at any time
- Community would be pedestrian friendly

### Indicators

#### *Community*

- New styled businesses and streets
- Eau Claire symbol displayed on buildings, signs, walls, streets
- One-of-a-kind designs

#### *Neighborhood*

- Population growth
- More pedestrians
- More commercial activity

### Consequences

#### *Community*

- Breaks away from the norm or antique styled developments
- Becomes a city within a city
- Well known throughout the Southeast
- Brings publicity to the Metro (puts name on the map)
- Opens door for new and creative ideas

#### *Neighborhood*

- Property value increase
- Population growth
- More jobs would be available
- Traffic would increase

### Futures History

- |      |  |
|------|--|
| 2020 | More banks exist   |
| 2018 | Real Estate housing — More people owning homes                               |
| 2015 | More businesses open – more employment                                       |
| 2010 | Grants available for future business owners                                  |
| 2009 | Population grows due to potential prosperity in area; more diverse community |
| 2005 | For sale signs everywhere  |

### Participant #4, Age 55

#### Goal Statement

#### *Community*

Eau Claire/North Columbia will be known throughout the U.S. as a model community and primary tourist attraction. People across the country recognize our diversity and good will as the ultimate expression of the American Dream. They come here to visit many things, particularly the Monteith School restored by a diverse public/private partnership to celebrate the dedication and commitment of teachers/children who attended all-black schools during segregation.

#### *Neighborhood*

Hyatt Park, in the heart of Eau Claire, is a diverse and vibrant neighborhood. Shops, boutiques, and restaurants line N. Main from Sunset to Monticello and beyond. The area has attracted many new residents, and property values have increased, but financial support is available to poorer residents so they too have been able to buy houses, maintaining the socio-economic, racial and age diversity in the neighborhood, still largely composed of traditional brick houses. Particular pride is taken in the public swimming pool at Hyatt Park and state-wide high performance prizes recently awarded to Hyatt Park Elementary and Gibbs Middle Schools.

#### Indicators

- Eau Claire Community Council has moved into a new 3 story office building

on N. Main to accommodate its 18 person staff as well as ample space for diverse neighborhood gatherings (too many now for Print Building).

- Over 1,000 people visit Monteith in an average week.

### Consequences

#### *Positive*

- People no longer perceive Eau Claire as a high crime area.
- Test scores have increased dramatically in public schools which are now truly integrated.

#### *Negative*

- No more housing available in Hyatt Park and several other neighborhoods.
- Area is more crowded; traffic crawls along N. Main at rush hour and on long weekends in summer.

### Futures History

- |      |   |
|------|---|
| 2018 | Monteith recognized by national historical society as best local historic site  |
| 2017 | Last infill site is developed in Hyatt Park – 3 new brick houses  |
| 2015 | Last available N. Main lot developed between Sunset and Hyatt Park Elementary – 3 story brick office building with shops and café on first floor. With the exception of the park, this area of N. Main is now all commercial. |

- 2011 Two-floor visitor center opened at Moneith. Exhibits emphasize teaching methods used at the school, types of resources available in comparison to white schools of the day, and success of graduates.
- 2010 Olympic size outdoor pool opens at Hyatt Park, surrounded by picnic tables.
- 2007 Main Streetscape complete; restored Monteith School opens; quickly surrounded by a café, fine dining restaurant, art supply store, and craft store. Beginning of retail business boon on N. Main.
- 2006 Coalition – City of Columbia, Richland County, B. T. Washington Foundation and Eau Claire Community Council – obtain \$2 million grant for Monteith restoration and development of visitor center displays.

### Participant #5

#### Goals

- Well landscaped areas
- Crime free area
- Improved streets (maintenance & layout)
- Improved lighting
- Improved schools
- Restaurants (national chaine & local)
- Shopping areas
- Recreational facilities (children & adults)
- Low interest loans to businesses

- Low interest loans to homeowners
- Improved mass transportation
- Improved grocery stores

#### Indicators

- Clean, more attractive to residents & visitors, improved prop values
- Improved crime stats; Attract more residents & businesses
- Traffic jams; safer
- Brighter, safer, increased property value
- Better school scores, attract more families, increase property values
- No long drive to get to restaurants attract more visitors to area
- No need to drive to shop; attract more visitors to area
- Improved health, more visitors to area
- More businesses in area; more visitors to area; attract more families
- Better looking area; improved property value
- Transportation for elderly, disabled, etc.; transportation to jobs
- No need to drive for quality food

#### Consequences

- Higher taxes
- More traffic
- More children
- More people in area

### Participant #6, Age 57

#### Goals

- Recreate the “village” of Eau Claire/ North Columbia
- Develop business and cultural “hub” from” Sunset Drive to Columbia College; extend impact further
- 70% home ownership: both new and infill
- First-time homebuyers choosing EC/NC
- A community of economic diversity

#### Indicators

- A vibrant community center emerges @ “Town Square”
- Residents are seen walking, jobbing in parks and frequenting shops and restaurants
- Streets are clean, well-landscaped and will-lighted
- A rich diversity of cultures, races and economic backgrounds are found throughout
- Visitors from outside the area frequent EC/NC for a variety of cultural enrichments

#### Consequences

##### *Positive*

For residents, entrepreneurs, first-time homebuyers, schools, businesses, developers, property owners, City of Columbia, Richland County

*Negative*

For some property owners, criminal element

### Participant #7

#### Goal

Not having low income housing all boxed together in one location, so that people won't feel labeled. I think it would be a great ideal to have one to three homes spread out over different communities.

Would like to see old buildings removed and new businesses in the area.

#### Indicators

When you cannot locate or tell when a family is on welfare by looking at their home or where it is located.

#### Consequences

*Positive*

Drug dealers tend to locate in low income areas.

*Negative*

May lower property values.

### Participant #8, Age 70s

#### Goal Statements

- Develop Farrow road beginning at Colonial Drive and ending at Parkland
- Eau Claire to me a main section of Columbia

#### Indicators

- Surveyors in the neighborhood
- City conducting zoning meetings
- Food store opening up

#### Consequences

*Positive:*

- Individuals can now walk to nearby stores and shop.
- Families will have access to better homes.
- Improvement in law enforcement.

*Negative:*

- Families will have to be relocated.
- Traffic and noise will increase.
- Taxes may increase.

#### Futures History

- |      |   |
|------|---|
| 2020 | Eau Claire now has gated communities  |
| 2018 | Individuals walk to the shopping center                                       |
| 2015 | Shopping center opened  |
| 2010 | Supermarket opened  |
| 2011 | Plans were developed for widening Farrow Road from Colonial Drive to Beltline |

### Participant #9, Age 61

#### Goal Statement

*Neighborhood (College Place)*

Old, young, all races, all economic and educational strata, living, loving, enjoying the com-

munity and contributing to each other's lives. People walk and bike to shops, stores, church and school. Old houses and trees blend with ????. People meet naturally and know each other. Schools are effective and attractive learning environments for the whole community.

*Eau Claire/North Columbia*

Beautiful, safe, stimulating community. THE place to live and work in Columbia, the principal driving force in Columbia's future. Center for Arts, embracing all our cultures. Clusters of attractive businesses serve nearby neighborhoods. Attractive, affordable housing for the whole range of the community.

#### Indicators

- The Eau Claire High School for the Arts turns away 500+ out-of-community students per year. Graduates receive scholarships to Yale, Atlanta U., UNC Chapel Hill, Temple and other nationally-ranked colleges and universities.
- Everyone walks or bikes almost everywhere; quiet, frequent public transportation supplements.
- An Eau Claire resident is mayor.
- Except for parks (many), every vacant lot is gone.

#### Consequences

*Positive*

- Higher density
- Housing prices up for types of residence
- Parks close to every resident



- Some churches/organizations enriched by the contributions of all groups

### *Negative*

- Higher density
- Housing prices up
- Some want to leave
- Fields and forests gone (except for parks)
- Some churches and voluntary orgs. lose their identity

### **Futures History**

- 2014 Hydrogen-powered 30 passenger buses every 15 minutes to whole city/ metro area
- 2010 Multi-family housing limited to main corridors
- 2010 Bike path lanes required – all resurfacing
- 2012 Historical “overlay” to supplement housing code
- 2009: R. J. Reynolds grant for E.C. Arts cluster – public schools/Columbia College
- 2011 Ordinance limiting negative effects of gentrification and requiring diversity (cost) of new housing stock.
- 2007 Gentrification impact committee formed.

### **Participant #10, Age 70s**

#### **Goal Statement**

*Neighborhood (Burton Heights-Standish Acres)*

Small green space with sitting area, flower garden, and fountain

*Neighborhood (Eau Claire/North Columbia)*

An arena stage for outdoor drama – transportation for seniors

#### **Indicators**

*Neighborhood*

More interaction with neighbors

*Community*

Improved appreciation for the arts

#### **Consequences**

*Neighborhood*

Upkeep and monitoring for safety

*Community*

Lack of funding

#### **Futures History**

*Neighborhood*

2015 Beautiful sitting garden

2012 Solicit volunteers – sign up party

2008 Identify area

2008 Present plans to neighbors and city

*Community*

2015 Arena Stage dedication

2012 Make proposals to Dept. of Transportation

2008 Identify site, bidding process, PR blitz

2006 Present plans with documented study of other such facilities – seek collaboration with other organizations

### **Participant #11, Age 70s**

#### **Goal Statement**

I would like to have a community center in the Burton Heights Standish Acres neighborhood for recreation purposes and a gathering place for seniors. Senior day care center – seniors get lunch, medications, etc.

IN the Eau Claire community, I'd like to see a variety of grocery stores and vacant houses replaced with livable homes.

#### **Indicators**

Burton School demolished to build homes

#### **Consequences**

*Negative*

Increase of traffic; traffic lights not necessarily put where needed

*Positive*

Our community has grown

#### **Futures History**

- All new homes have been sold
- Educational programs at community center, also health and wellness
- Community monthly meetings at new community center as well as other events, e.g., summer picnic and Christmas celebration

### Participant #12

#### Goals

- Clean-up neighborhood
- Drug free neighborhood
- Sidewalks in neighborhood
- Facility for teens and adult seniors
- Signs for neighborhood
- Improve telecommunication situation

#### Indicators:

##### *Visual*

New beautification projects; signs, new homes, children, new buildings

##### *Scents*

Floral from plants and flowers; spicy, pungent, sweet, etcetera from cookouts in the parks, new restaurants.

##### *Sounds*

Children's laughter while playing and talking; seniors out in the neighborhood participating in recreation and or social activities; and teens in cars; out at the malls, socializing, participating in recreational and social activities in the community.

#### Consequences

##### *Positive*

Plus for everyone; better education; ability to own home; places to eat and shop and visit; area free of drug dealers.

##### *Negative*

Influx of more or unwanted traffic, ridding community of drug dealers; higher taxes; new roads to accommodate increased traffic.

#### Futures History

- 2020 A drug free world
- 2017 Anyone can purchase a home. Ability to purchase will not be based on Race or Money (financial status).
- 2010 The area will have new malls, shopping centers and restaurants.
- 2008 There will be sidewalks, area for teens and adults (recreational and social)

### Participant #13

#### Goals

- At a minimum maintain current condition of community. Stop/control any further deterioration. Keep the pine trees.
- Consider privacy fences for private property factoring in safety concerns.
- Strive for a combination of younger and older residents.
- Increase the number of walking and biking paths.
- New Businesses too since current ones are moving away (grocery now and department stores in the future). Increase and maintain a Public transit system that remains safe and is handicap and senior friendly.
- Consider location of school bus pick-up and drop off locations. Groups of

students congregating can be disruptive sometimes.

- Create more single-family homes.

#### Consequences

##### *Positive*

Additional dollars spent in community keeping current businesses and encouraging new ones; Residents will purchase needed goods in the community which can decrease the amount of time they spend travel to shop and the amount of money they spend for automobile fuel.

Additional single-family homes may decrease the growth of multiple apartment complexes.

##### *Negative*

- Additional single-family homes may decrease the growth of multiple apartment complexes.
- Increased traffic/decrease in safety
- Tax increases
- Privacy fences can create hiding places for criminals in neighborhoods and around homes.

### Participant #14

#### Goals

Recreational access to the river front from Sunset Drive; Boating, fishing, lighted walkways, restaurants, shops, riverfront living units—single family homes, townhouses, condos on the east side of the river off Sunset Drive. Replace Broad River Terrace with more attractive housing.



Add community entertainment, shopping nearby, movies, restaurants and coffeehouses. Remove Wall-Mart from the old Sam's Club site and convert into townhouses and condos along North Main. Add attractive lighting and cross walks along North Main.

Farrow Road is an unfriendly place for pedestrians and cyclists. I would love to see parking on both sides and medians added to slow traffic down. And too, more stop lights added and bike lanes.

Residents on Farrow road in the vicinity where Burton Elementary School once stood have no park or place for kids to play. Twenty-two homes are to be built in the area, as is a proposed shopping center. We will be bombarded with additional traffic.

I hope to see restaurants and other businesses at the intersection of Farrow Road and 277. Presently that intersection is an eyesore. Hopefully all the check cashing and title loan businesses will be gone.

Hyatt Park needs a tennis facility and a pool. Monticello Road is too dark between ECHS and I-20. No lighting to speak of.

### Indicators

Being able to live at my current address without a car and to do my grocery shopping, my banking, and eat out at a nice restaurant will let me know some things have changed. Presently, I have to drive four or five miles to the Vista, Five Points, or Forest Acres accomplish these activities.

OR

If I no longer want the upkeep of a home, I can move to a town house or condo in North Columbia without leaving the neighborhood. Right now, there are none.

If my property value goes up like they have in Shandon, Elmwood Park or in Cotton town, then I'll know something has changed. Right now, I consider my neighborhood in decline.

### Participant #15

#### Goals

To Create an Excitement about Eau Claire for development and investments.

#### Indicators

*Visual/financial stats:*

- Self- sustaining community of retail businesses (large and small)
- Upgrade infrastructure (streets, waste water management)
- Improve and upgrade recreation facilities

*Visual/intuitive:*

- Establish an image of the area as a community of diversity and involvement.

#### Consequences

*Negative*

Overheated/over-saturated market.

*Positive*

A place of choice for living and walking

### Futures History

That Eau Claire becomes a self-sustaining community reminiscent of it's history. That it becomes an area known for it's distinct neighborhoods.

2020 Older houses/newer commercial districts—retail hubs (small mom & pops) exists with newer houses and older neighborhood foot prints. Active, involved residents empowered to maintain high quality of life for .all – seniors and children (education).